

Small Lots by Right in the R-3 Residential

July 8, 2005 – **DISCUSSION DRAFT**

In order to ensure that townhomes on smaller lots are more compatible and in order to provide more housing options, that are compatible with new residential neighborhoods ensuring there is adequate space for on-street parking:

Amend the Current Regulations: from Table 27.15.080(a)

	Lot Area Sq. Ft.	Lot Width Feet	Side Yard Feet
Single Family	6,000	50	5
Two Family	5,000	40 per family	5, 0' on party wall

POTENTIAL AMENDMENT OPTION – Amend Table 27.15.080(a)

Single Family permitted to build on lot with less width and area provided:

1. Minimum of 40 foot lot width
2. Minimum of 4,000 square feet lot area, provided that lots in subdivision average at least 5,000 square feet
3. Garage door no more than 40% of width of house at widest dimension, when garage door is facing street
4. Garage may be no more than 5 feet in front of main facade of residence (which includes main public entry)
5. New residence shall provide at least two openings (combination of windows or doors) per story oriented to the street, not including doors or windows in garage
6. Residences with garages for 2 or more cars must be behind the residence
7. When access to the garage is provided solely from the rear of the lot on the same and facing block fronts, the front yard setback may be reduced to 15 feet

Two Family units on lots less 50 feet in width are required to:

1. Minimum of 35 foot lot width
2. Minimum of 3,500 square feet lot area, provided that lots in subdivision average at least 5,000 square feet
3. Garage door no more than 40% of width of residence at widest dimension, when garage door is facing street
4. Garage may be no more than 5 feet in front of main facade of residence (which includes main public entry)
5. New residence shall provide at least two openings (combination of windows or doors) per story oriented to the street, not including doors or windows in garage
6. Residences with garages for 2 or more cars must be behind the residence
7. When access to the garage is provided solely from the rear of the lot on the same and facing block fronts, the front yard setback may be reduced to 15 feet